

AGENDA
HOLLISTER PLANNING COMMISSION
ANYONE WISHING TO ADDRESS THE PLANNING
COMMISSION PLEASE STEP FORWARD AND STATE YOUR
NAME AND ADDRESS TO THE SECRETARY

Persons who wish to speak on matters set for Public Hearing will be heard when the presiding officer calls for comments from those persons who are in support of/or in opposition hereto. After persons have spoken, the hearing is closed and brought to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Chairman.

DATE: THURSDAY MAY 27, 2010 TIME: 6:00 P.M. CITY HALL 375 FIFTH ST

CALL TO ORDER

VERIFICATION OF AGENDA POSTING

PLEDGE OF ALLEGIANCE

ROLL CALL: Commissioners: Chris Alvarez, David Huboi, Charles Scott, Helen Ross and Gabriel Torres

APPROVAL OF MINUTES: April 22, 2010

COMMUNICATIONS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA: This is the time for anyone in the audience to speak on any item not on the agenda and within the subject matter jurisdiction of the Planning Commission. When the Planning Commission calls your name, please come to the podium, state your name and address for the record, and speak to the Commission. Each speaker will be limited to 2 minutes. Please note that state law prohibits the Planning Commission from discussing or taking action on any item not on the agenda

CONSENT CALENDAR: None

All matters listed under the Consent Calendar will be enacted by one motion authorizing the actions designated in the staff report. There will be no separate discussion for these items unless requested by a member of the Commission, staff, or the public.

PUBLIC HEARINGS:

1. Tentative Map No. 2009-3 - Filed by Sierra Land Company requesting approval to subdivide a 12.11 acre parcel into 42 single family residential lots with a 4.27 remainder parcel in a R3-M/PZ (Medium Density Residential Performance Overlay) Zoning District. Said property is located south of Union Road, north of Brighton Drive; being more specifically described as Assessor's Parcel No. 57-37-36. CEQA: Mitigated Negative Declaration

2. Amendment to Tentative Map No. 2009-2/Amendment to Conditional Use Permit No. 2009-1 – Filed by Marilyn Ferreira Real Estate, Inc./Miller Homes, Inc. requesting approval to amend the approval of TM2009-2 (Silver Oaks) and CUP2009-1 for a Planned Unit Development by reducing the length and design of the extension of Memorial Drive onto the project site, adding four lots, revising project access from Hermosa Way and incorporating an amended performance agreement into the approval in a R3-M/PZ (Medium Density Residential Performance Overlay) Zoning District. Said property is located west of Valley View Road, east of Airline Highway and south of Hazel Hawkins Memorial Hospital; being more specifically described as Assessor's Parcel No's. 020-220-026, 020-290-034, 020-290-36, 020-290-037, 057-150-015, 057-150-016, 057-150-018, 057-150-019, 057-150-020, 057-150-021, 057-150-022, 057-150-023 and 057-150-025. CEQA: Mitigated Negative Declaration

3. Site and Architectural Review No. 2010-1 - Filed by City of Hollister Redevelopment Agency requesting approval to replace the existing 8,839 square foot single story firehouse with a two-story firehouse of approximately 12,399 square feet on a existing 12,534 square foot site in a DMU (Downtown Mixed Use) Zoning District. Said property is located at 110 Fifth Street; being more specifically described as Assessor's Parcel No. 54-101-07. CEQA: Mitigated Negative Declaration

NEW BUSINESS: None

1. **Amendment to Residential Growth Management Rating Criteria**

OLD BUSINESS: None

PLANNING DEPARTMENT REPORTS:

1. **2035 Regional Blue Print Workshop**

CITY ATTORNEY REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT

NEXT REGULAR MEETING: Wednesday, June 23, 2010 at 6:00 p.m.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the City Clerk's office at City Hall, 375 Fifth Street, Hollister and the Development Services Department, Monday through Thursday, 8:00 am to noon, 1:00 pm to 5 pm (offices closed between 12:00 and 1:00 p.m.)

Such documents are also available on the City of Hollister website at www.hollister.ca.gov subject to staff's ability to post the documents before the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (831) 636-4304. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II].

NOTICE

Appeal Notice: Any person aggrieved by the decision of the Planning Commission may appeal the decision within fifteen (15) calendar days to the City Council. The notice of appeal must be in writing and shall set forth specifically wherein the Planning Commission's decision was inappropriate or unjustified. Appeal forms are available at the City Community Development Department and the City Clerk's office and may be obtained at the Planning Commission meeting. Appeals to the City Council shall be submitted to the City Clerk as prescribed by Zoning Ordinance, Section 17.56.